

## Dulles Suburban Center Advisory Group

### Meeting Summary

Sully Government Center, December 11, 2017, 7:00 p.m.

The Dulles Suburban Center Advisory Group (DAG) held its nineteenth meeting on December 11, 2017.

Advisory Group members in attendance:

- Michael Frey, Chairman
- Jehanne Arslan
- Karen Campblin
- Lewis Grimm
- Carol Hawn
- Bill Keech
- Frank Leser
- David Metcalf
- Mark McConn
- Donald Park
- Marvin Powell
- Greg White
- David Skiles

The meeting started at 7:00 p.m. with opening remarks by Supervisor Kathy Smith, announced that the Advisory Group is wrapping up the Dulles Suburban Center Study. There will be a meeting on January 22, 2018. The Supervisor is open to and wanted to let the group know that if another meeting is needed after January 22, 2018, that can be done. Thanks the Advisory Group for all the work that they have done.

The Advisory Group reviewed the November 29, 2017 meeting summary and accepted it as presented. Staff member Clara Johnson mentioned that staff is verifying the number proposed by Long and Foster and that the Transportation Maps are added from last meeting to the draft text. Also, at the last meeting some members ask for the Transportation section of the plan to be sent to them as a word document file for easy review and editing which was done.

#### **1. Administrative items:**

- The Chairman stated that the meeting summary will be posted online a few days after DAG review to allow time for any DAG members that were not present to offer comments.
- The Chairman also noted that there were some individuals in the audience that were there for the Wall Road item on the agenda, which will be moved up to the first item for discussion.
- The Chairman reminded the audience that this is not a public hearing, but some time would be allowed for audience members to provide comments.

#### **2. Discovery Square Land Unit D-3 Presentation/Discussion:**

Leanna O'Donnell, DPZ presented background on the [Wall Road Land Unit D-3](#).

Staff presentation of Wall Road:

Staff gave a short refresher/background of Land Unit D-3 and the Wall Road Discovery Square area.

- The site is approximately 8 acres.
- The property is currently zoned PRM.
- It is located at the corner of Wall Road and Centerville Road.

- The Land Unit in the Comprehensive Plan at the base level currently is planned for office, and has an option for mix-use up to a .70 FAR.
- On the ground, today we see implementation of that mixed-use option in the area.
- The current zoning approval for the site, calls for approximately 117,000 s. f. of office and retail. This falls within the 5-10% recommendation for retail and office in the Comprehensive Plan.

### **3. Wall Road/ Discovery Square Presentation (Sara Mariska):**

Sara Mariska presents the [Wall Road/Discovery Square proposal](#).

- The applicant believes that the property cannot be developed with retail use without adding residential use.
- They want to create a situation where the property can be more successful.
- The applicant feels that if the formerly planned use had developed that would have been a great way for the retail on this site to be successful.
- The applicant has not been successful with marketing 117,000 s. f. of retail and office for several years.
- Reason they have been told that there is a lack of roof tops in the area due to their location.
- There are no drive-thru sites allowed.
- The property is not large enough to have an anchor tenant.
- Applicant feels that retail is not as stable as in the past due to online shopping.
- They feel that Centreville Road is not a good corridor for this amount of retail.
- The applicant would like to have 30,000 s. f. of retail and the rest as residential use.

#### **Questions/Comments:**

- Question: Some in the Advisory Group feel that the site is not too large for retail because of the retail and the offices that are currently there.  
Answer: The applicant calculates that 5% of the whole 67 acres of land would require 146,000 s. f.
- Comment: The advisory group noted that this meeting has the most community members at it then any other meeting.
- Comment: Supervisor Kathy Smith, ask for clarification on the 5% requirement in the Comprehensive Plan.  
Answer: Leanna O'Donnell states that the applicants zoning approval is for 117,000 s. f. this is less then the 147,000 s. f. but is still within the plan. The applicant has approval for 76,000 s. f. of retail and 40,600 s. f. office which totals 117,000 s. f. The current approval does meet the comprehensive plan at 5.7% of retail/office.
- Comment: An advisory group member explained the history of the area originally being intended to be office mixed with retail along the major corridor of Centreville Road.
- Comment: The Chairman reminds that this is not a public hearing but will allow for a few comments. First, he opened the discussion with the advisory group.
- Comment: Advisory group member asked for this to come back for discussion because there is a concern of what type of retail can be there. They do not want to see a piece-mealing of the Comprehensive Plan.

- Comment: Advisory Group member explains that in the past they have seen a lot of change in the area due to changing in the market in the area.
- Question: Advisory Group asked what type of anchors have been looked at for this site, they also want to know the history of the inquiry to the property.  
Answer: Due to the size of the site and the traffic in the area it is not appealing for retailers to be located at this site and for the past 10 years they have not had success with getting tenants. They, in the beginning, wanted to have retail on the site and have exhausted all their avenues.
- Comment: Member of the public explains that they were told when they moved in that there will be retail on the site, that was the biggest selling point for the Discovery Square development. The member of the public believes that the county is piece-mealing the development with this change. The public also questions effort that the property owners are putting into marketing the property. They also raised the question about the effects more residential will have on the schools.
- Comment: The public believes that if more residential is going to be added it is important to look at the schools and the effect it will have on the schools. Many of them are already overcrowded and cannot handle the added residential. The public feels like they have been lied to by the developers when they bought their places.  
Question: Public raises the question what can be done to have a walkable community?
- Question: Chairman asked the crowd if there is anyone in the audience that lives on the east side of Centreville Road.  
Answer: No, everyone from the public is from Discovery Square.
- Question: The Chairman asked what the next steps are. Answer: The applicant asks that the discussion continue on this topic later. They would like to have additional input on the idea.

Advisory Group: Recommend that the group postpone this revised Wall Road proposal at this meeting and allow for more discussion and engagement with the public and the applicant.

- Comment: The advisory group believes there needed to be more conversation on this topic.
- Comment: Some advisory group members feel that a decision should be made now and this should not be prolonged anymore.
- Comment: Other members of the advisory group ask that more numbers and information should be provided.

#### **4. Long and Foster Proposal:**

This is a continuing item from last meeting. Staff asks the advisory group on their thoughts of the [Long and Foster Proposal](#).

Questions/Comments:

- Comment: The Advisory group feels that the larger area should be included in the proposal.
- Comment: The advisory group feels that the larger area should have more options.
- Comment: There needs to be somewhat of a mix of that, we need to have a good quality of industrial not just expanding the industrial.

- Comment: Some members of the advisory group feel that there needs to be some form of workforce housing.
- Comment: Some members of the group would like to have strong language in the plan for workforce housing in that area if housing were supported.

Advisory Group: Lewis Grimm makes motion to accept staff recommendation for the Long and Foster Proposal and retain the existing Comprehensive Plan language.

The advisory group voted to support the staff recommendation with 6 voting yes and 5 voting no.

Draft Land Unit J plan text:

Staff explained and showed the updates that have been recommended in the [Westfield/Land Unit J Draft Plan Text](#).

Questions/Comments:

- Question: Is part of the area in the noise contour area.  
Comment: Staff verifies that the majority of the subject area for the draft text is not in the noise contour area.
- Comment: Staff explains the recommendation includes 200 acres, which is the area south of Westfield Boulevard and east of Route 28.  
Question: Advisory Group asked isn't that area already spoken for, in terms of offices and development?  
Answer: Yes, it is currently developed and planned as such but this option would add residential use.
- Question: Advisory group member asked if there is any successful examples of multi-story residential being planned with low-scale office uses, that create a pedestrian friendly environment.  
Answer: Staff answers on of the closest examples is the new residential building in the Fair Lakes area next to the Hyatt that is an infill development among exiting office and hotel use.
- Comment: Advisory Group asked if a school can be an option for repurposing existing office buildings?  
Answer: Staff indicated that it could and confirmed that it has been done before.

Staff informs the group that a Plan Amendment was proposed through the SSPA process for the Sully Station shopping center.

## **5. Schools Annual Report – moved to next meeting.**

## **6. Next Meeting**

The next meeting will be Monday, January 22, 2018 at 7:00p.m.

Meeting adjourned at 9:00 p.m.